



MEMORANDUM

To: Hinesburg Development Review Board

From: Stephanie Hainley

Date: October 15, 2013

Re: Giroux Subdivision - Revision to Final Plat - Submission Materials List

Enclosed please find the following application materials for the subdivision revision to final plat for the tax parcels 20-50-02.200 (the Automotion site) and 20-50-04.000 (Giroux Body Shop Storage Yard):

- 1) Memo re: "Giroux Subdivision - Revision to Final Plat," from Stephanie Hainley, and dated October 14.
- 2) Hinesburg Development Review Board subdivision revision application form, signed and dated October 10, 2013 and October 14, 2013.
- 3) Check #16426 for \$310 (\$300 Subdivision Revision fee + \$10 Recording fee), dated October 10, 2013.
- 4) Sheet PL1 "Boundary Line Adjustment Survey," prepared by O'Leary-Burke Civil Associates, and dated 2/2/12.



MEMORANDUM

To: Hinesburg Development Review Board

From: Stephanie Hainley

Date: October 14, 2013

Re: Giroux Subdivision - Revision to Final Plat

On behalf of the Giroux's, this application is being submitted for the revision to the final plat for the tax parcels 20-50-02.200 (the Automotion site) and 20-50-04.000 (Giroux Body Shop Storage Yard). These lots are located on Route 116 in the Village Zoning District. This application proposes to revise the original subdivision boundary between the two lots. A 0.13 acre area - depicted on the attached Sheet SH1 Boundary Line Adjustment - will be conveyed from the Automotion lot to the Giroux Body Shop Storage Yard. The Automotion Lot will become a 1.31 acre parcel¹ and the Giroux Body Shop Storage Yard will become a 2.57 acre parcel, both of which will comply with the dimensional requirements for the Village Zoning District.

Please do not hesitate to contact me with any questions or concerns.

¹ The applicant is also proposing a separate boundary line adjustment to the Automotion lot - reducing the lot by an additional 0.32 acres - so the final lot size will be 1.31 acres. This is shown on Sheet SH1 Boundary Line Adjustment.

HINESBURG DEVELOPMENT REVIEW BOARD

GIROUX SUBDIVISION - APPLICATION FORM

Please complete this application thoroughly, accurately, and attach the required information. Please note incomplete applications will not be accepted for processing and may delay your hearing before the Development Review Board. If you have any questions please call the Zoning Administrator's office: 802-482-3619

Tax Map # 20-50-02.200 & 20-50-04.000

Project Location: Automotion (10365 Route 116) and Giroux Body Shop Storage Yard (Route 116)

Applicant: Tyler Sterling (Hannaford Bros. Co.) / Contact: Stephanie Hainley (White + Burke)

Phone #: 802.862.1225 x16 Fax #: 802.862.3601 Cell #: _____

Address: P.O. Box 1007 City: Burlington ST: VT Zip: 05401

Email: shainley@whiteandburke.com

Property Owner (if different from Applicant): Bernard A. Giroux Trust, June T. Giroux Trust, Victor J. Giroux Trust, Ramona M. Giroux Trust

Phone #: 802.482.2179 Fax #: _____ Cell #: _____

Address: 9318 Route 116 City: Hinesburg ST: VT Zip: 05461

Email: _____

SUBDIVISION REVIEW
Revision to Subdivision Final Plat

Please be sure to receive and review the appropriate application checklist for submission requirements and other information.

Victor Giroux
Signature of Landowner(s)

10-10-13
Date

[Signature]
Signature of Applicant(s) (If different from Landowner)

10-14-13
Date

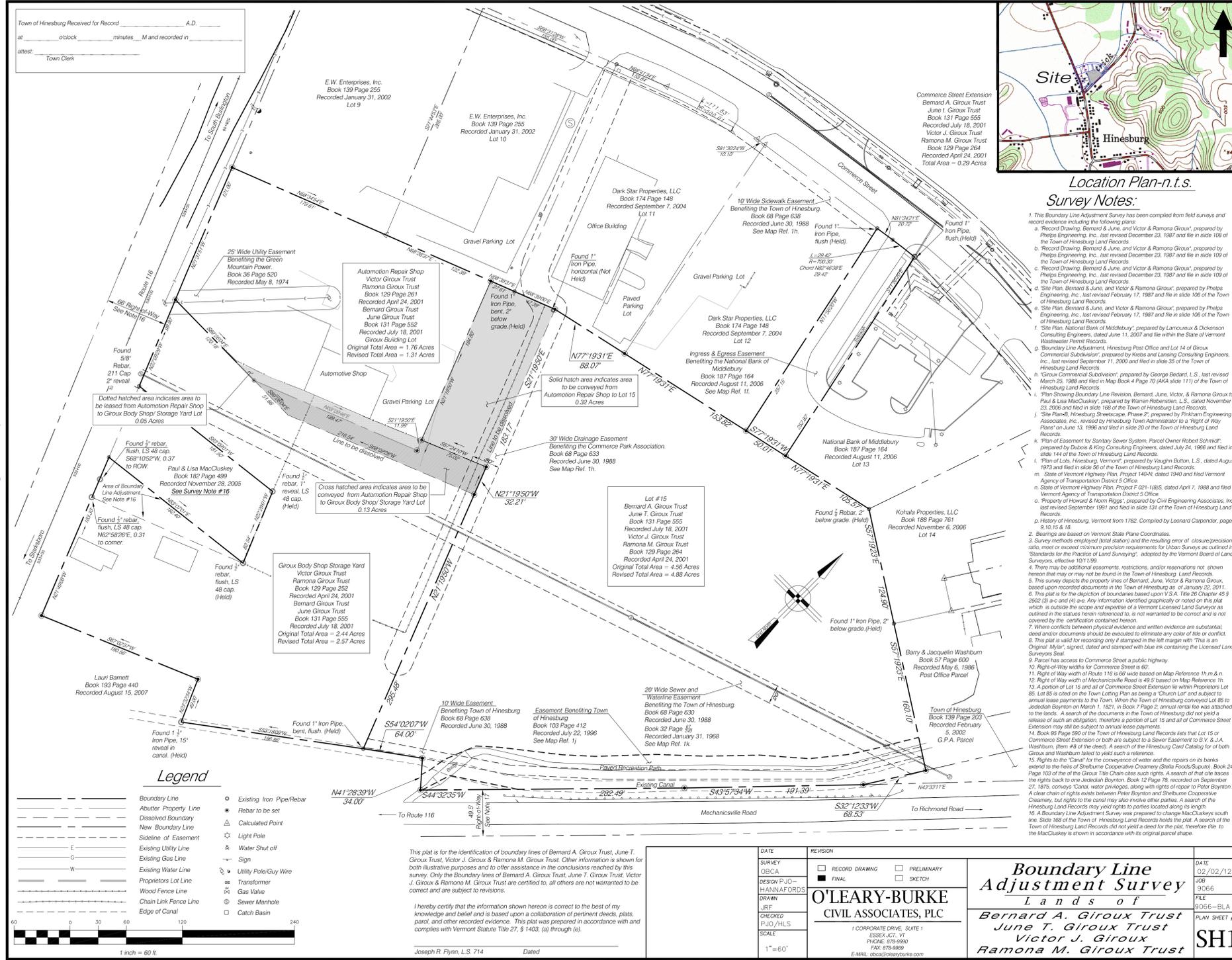
Do Not Write Below This Line

Date Application Submitted: _____ Zoning District _____ Parcel Acreage _____

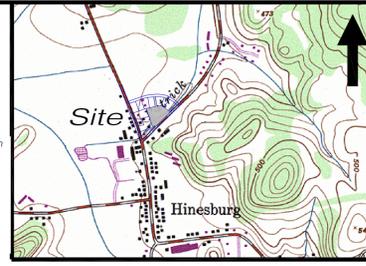
Received on: _____ Staff Contact; _____

All of the above documents and materials, when submitted, shall be retained by the Zoning Administrator as part

This is an Original Mylar



Town of Hinesburg Received for Record _____ A.D. _____
 at _____ o'clock _____ minutes _____ M and recorded in _____
 attest: _____
 Town Clerk



Survey Notes:

- This Boundary Line Adjustment Survey has been compiled from field surveys and record evidence including the following plans:
 - Record Drawing, Bernard & June, and Victor & Ramona Giroux, prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 108 of the Town of Hinesburg Land Records.
 - Record Drawing, Bernard & June, and Victor & Ramona Giroux, prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 109 of the Town of Hinesburg Land Records.
 - Record Drawing, Bernard & June, and Victor & Ramona Giroux, prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 109 of the Town of Hinesburg Land Records.
 - Site Plan, Bernard & June, and Victor & Ramona Giroux, prepared by Phelps Engineering, Inc., last revised February 17, 1987 and file in slide 106 of the Town of Hinesburg Land Records.
 - Site Plan, Bernard & June, and Victor & Ramona Giroux, prepared by Phelps Engineering, Inc., last revised February 17, 1987 and file in slide 106 of the Town of Hinesburg Land Records.
- Site Plan, National Bank of Middlebury, prepared by Lamoureux & Dickenson Consulting Engineers, dated June 11, 2007 and file within the State of Vermont Hinesburg Parcel Records.
- Boundary Line Adjustment, Hinesburg Post Office and Lot 14 of Giroux Commercial Subdivision, prepared by Kretz and Lansing Consulting Engineers, Inc., last revised September 11, 2000 and file in slide 35 of the Town of Hinesburg Land Records.
- Giroux Commercial Subdivision, prepared by George Beclard, L.S., last revised March 25, 1988 and file in Map Book 4 Page 70 (AKA slide 111) of the Town of Hinesburg Land Records.
- Plan Showing Boundary Line Revision, Bernard, June, Victor, & Ramona Giroux to Paul & Lisa MacCluskey, prepared by Warren Robersten, L.S., dated November 23, 2006 and file in slide 168 of the Town of Hinesburg Land Records.
- Site Plan, Hinesburg Streetscape, Phase 2, prepared by Pirkham Engineering Associates, Inc., revised by Hinesburg Town Administrator to a "Right of Way Plan" on June 13, 1986 and file in slide 20 of the Town of Hinesburg Land Records.
- Plan of Easement for Sanitary Sewer System, Parcel Owner Robert Schmidt, prepared by Dubois & King Consulting Engineers, dated July 24, 1986 and file in slide 144 of the Town of Hinesburg Land Records.
- Plan of Lots, Hinesburg, Vermont, prepared by Vaughn Button, L.S., dated August 1973 and file in slide 56 of the Town of Hinesburg Land Records.
- State of Vermont Highway Plan, Project 140-N, dated 1940 and file Vermont Agency of Transportation District 5 Office.
- State of Vermont Highway Plan, Project F 021-1(8)S, dated April 7, 1988 and file Vermont Agency of Transportation District 5 Office.
- Property of Howard & Norm Riggs, prepared by Civil Engineering Associates, Inc., last revised September 1991 and file in slide 131 of the Town of Hinesburg Land Records.
- History of Hinesburg, Vermont from 1762. Compiled by Leonard Carpenter, pages 9, 10, 15 & 18.
- Bearings are based on Vermont State Plane Coordinates.
- Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 10/11/99.
- There may be additional easements, restrictions, and/or reservations not shown herein that may or may not be found in the Town of Hinesburg Land Records.
- This survey depicts the property lines of Bernard, June, Victor & Ramona Giroux, based upon recorded documents in the Town of Hinesburg as of January 22, 2011.
- This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2002 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained herein.
- Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
- This plat is valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with seal of the Licensed Land Surveyors Seal.
- Parcel has access to Commerce Street a public highway.
- Right-of-Way widths for Commerce Street is 60'.
- Right of Way width of Route 116 is 66' wide based on Map Reference 10.m & n.
- Right of Way width of Mechanicville Road is 49' based on Map Reference 1n.
- A portion of Lot 15 and all of Commerce Street Extension lie within Proprietors Lot 85. Lot 85 is cited on the Town Lotting Plan as being a "Church Lot" and subject to annual lease payments to the Town. When the Town of Hinesburg conveyed Lot 85 to Jedediah Boynton on March 1, 1821, in Book 7 Page 2, annual rental fee was attached to the lands. A search of the documents in the Town of Hinesburg did not yield a release of such an obligation, therefore a portion of Lot 15 and all of Commerce Street Extension may still be subject to annual lease payments.
- Book 95 Page 590 of the Town of Hinesburg Land Records lists that Lot 15 or Commerce Street Extension or both are subject to a Sewer Easement to B.V. & J.A. Washburn, (Item #8 of the deed). A search of the Hinesburg Card Catalog for of both Giroux and Washburn failed to yield such a reference.
- Rights to the "Canal" for the conveyance of water and the repairs on its banks extend to the heirs of Shelburne Cooperative Creamery (State Foods/Suputo). Book 24 Page 102 of the Giroux Title Chain cites such rights. A search of that title traces the rights back to one Jedediah Boynton. Book 12 Page 78, recorded on September 27, 1875, conveys "Canal" water privileges, along with rights of repair to Peter Boynton. A clear chain of rights exists between Peter Boynton and Shelburne Cooperative Creamery, but rights to the canal may also involve other parties. A search of the Hinesburg Land Records may yield rights to parties located along its length.
- A Boundary Line Adjustment Survey was prepared to change MacCluskeys south line. Slide 168 of the Town of Hinesburg Land Records holds the plat. A search of the Town of Hinesburg Land Records did not yield a deed for the plat, therefore title to the MacCluskey is shown in accordance with its original parcel shape.

Legend

	Boundary Line
	Abutter Property Line
	Dissolved Boundary
	New Boundary Line
	Sideline of Easement
	Existing Utility Line
	Existing Gas Line
	Existing Water Line
	Proprietors Lot Line
	Wood Fence Line
	Chain Link Fence Line
	Edge of Canal
	Existing Iron Pipe/Rebar
	Rebar to be set
	Calculated Point
	Light Pole
	Water Shut off
	Sign
	Utility Pole/Guy Wire
	Transformer
	Gas Valve
	Sewer Manhole
	Catch Basin

This plat is for the identification of boundary lines of Bernard A. Giroux Trust, June T. Giroux Trust, Victor J. Giroux & Ramona M. Giroux Trust. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Bernard A. Giroux Trust, June T. Giroux Trust, Victor J. Giroux & Ramona M. Giroux Trust are certified to, all others are not warranted to be correct and are subject to revisions.

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcels, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn, L.S. 714 Dated _____

DATE	REVISION
SURVEY	RECORD DRAWING
DESIGN P.J.O. HANNAFORDS	PRELIMINARY
DRAWN	SKETCH
CHECKED F.L.O./HLS	
SCALE	
1"=60'	

Boundary Line Adjustment Survey
 Lands of
Bernard A. Giroux Trust
June T. Giroux Trust
Victor J. Giroux
Ramona M. Giroux Trust

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 1 CORPORATE DRIVE, SUITE 1
 ESSIS, VT. 05759
 PHONE: 878-9990
 FAX: 878-9899
 E-MAIL: ocb@olearyburke.com

DATE: 02/02/12
 JOB: 9066
 FILE: 3066-BLA
 PLAN SHEET # **SH1**